

Change of Zone 3298

ORDINANCE NO. _____

1 AN ORDINANCE amending the Lincoln Zoning District Maps attached to and
2 made a part of Title 27 of the Lincoln Municipal Code, as provided by Section 27.05.020
3 of the Lincoln Municipal Code, by changing the boundaries of the districts established
4 and shown thereon.

5 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

6 Section 1. That the "Lincoln Zoning District Maps" attached to and made a part
7 of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing
8 the boundaries of the districts established and shown on said Maps as follows:

9 A portion of Lot 31 I.T., and a portion of Outlot "G" Pine Lake
10 Heights 11th Addition, all located in the Southeast Quarter of
11 Section 19, Township 9 North, Range 7 East of the 6th P.M.,
12 Lancaster County, Nebraska, and more particularly
13 described as follows:

14 Commencing at the southeast corner of said Southeast
15 Quarter; thence on an assumed bearing of north 00 degrees
16 05 minutes 36 seconds east along the east line of said
17 Southeast Quarter, a distance of 1,159.97 feet to a point;
18 thence north 89 degrees 56 minutes 24 seconds west, a
19 distance of 56.18 feet to a point of intersection with the east
20 line of Lot 31 I.T., said point being the true point of
21 beginning; thence north 89 degrees 56 minutes 23 seconds
22 west, a distance of 108.39 feet to a point of curvature;
23 thence along a curve in a counter clockwise direction, having
24 a radius of 1,400.00 feet, arc length of 568.50 feet, delta
25 angle of 23 degrees 15 minutes 59 seconds, a chord
26 bearing of south 78 degrees 25 minutes 38 seconds west,
27 and a chord length of 564.61 feet to a point; thence north 24
28 degrees 48 minutes 18 seconds west, a distance of 373.19
29 feet to a point; thence north 07 degrees 32 minutes 19
30 seconds west, a distance of 114.49 feet to a point; thence
31 north 00 degrees 00 minutes 00 seconds east, a distance of

354.29 feet to a point of intersection with the north line of said Lot 31 I.T.; thence north 08 degrees 55 minutes 27 seconds east, a distance of 113.38 feet to a point of intersection with the north line of Outlot "G" Pine Lake Heights 11th Addition; thence north 81 degrees 48 minutes 02 seconds east along the north line of said Outlot "G", a distance of 176.57 feet to a point; thence north 85 degrees 36 minutes 54 seconds east along a north line of said Outlot "G", a distance of 68.50 feet to a point; thence south 89 degrees 36 minutes 14 seconds east along a north line of said Outlot "G", a distance of 79.99 feet to a point; thence south 89 degrees 20 minutes 42 seconds east along a north line of said Outlot "G", a distance of 139.99 feet to a point; thence south 79 degrees 04 minutes 53 seconds east along a north line of said Outlot "G", a distance of 62.04 feet to a point; thence south 89 degrees 35 minutes 16 seconds east along a north line of said Outlot "G", a distance of 281.09 feet to the northeast corner of said Outlot "G"; thence south 00 degrees 05 minutes 36 seconds west along the east line of said Outlot "G", a distance of 32.15 feet to a point; thence south 00 degrees 46 minutes 15 seconds east along an east line of said Outlot "G", a distance of 120.07 feet to the southeast corner of said Outlot "G", said point being the northeast corner of Lot 31 I.T.; thence south 00 degrees 45 minutes 55 seconds east along the east line of said Lot 31 I.T., a distance of 667.74 feet to the point of beginning, said tract contains a calculated area of 689,326.97 square feet or 15.82 acres, more or less;

be and it hereby is transferred from the R-3 Residential District to the O-3 Office Park District and is hereby made a part of the O-3 Office Park District and governed by all the provisions and regulations pertaining to the O-3 Office Park District.

Section 2. That the "Lincoln Zoning District Maps" attached to and made a part of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the boundaries of the districts established and shown on said Maps as follows:

A portion of Lot 32 I.T., and a portion of Outlot "A" Pine Lake Heights South 3rd Addition, all located in the Southwest Quarter of Section 19, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska, and more particularly described as follows:

Commencing at the northwest corner of said Outlot "A", said point being the true point of beginning; thence on an assumed bearing of north 89 degrees 57 minutes 52 seconds east along the north line of said Outlot "A", a distance of 274.56 feet to a point of curvature; thence along a curve in a counter clockwise direction, having a radius of 1,540.00 feet, arc length of 169.87 feet, delta angle of 06 degrees 19 minutes 11 seconds, a chord bearing of north 86 degrees 48 minutes 16 seconds east along the north line of said Outlot "A", and a chord length of 169.78 feet to a point; thence along a curve in a counter clockwise direction, having a radius of 300.00 feet, arc length of 144.61 feet, delta angle of 27 degrees 37 minutes 10 seconds, a chord bearing of south 50 degrees 06 minutes 16 seconds east, and a chord length of 143.22 feet to a point; thence along a curve in a counter clockwise direction, having a radius of 800.00 feet, arc length of 463.21 feet, delta angle of 33 degrees 10 minutes 31 seconds, a chord bearing of south 52 degrees 52 minutes 57 seconds east, and a chord length of 456.77 feet to a point; thence south 20 degrees 31 minutes 48 seconds west, a distance of 51.31 feet to a point of curvature; thence along a curve in a counter clockwise direction, having a radius of 200.00 feet, arc length of 72.98 feet, delta angle of 20 degrees 54 minutes 28 seconds, a chord bearing of south 10 degrees 04 minutes 34 seconds west, and a chord length of 72.58 feet to a point of tangency; thence south 00 degrees 22 minutes 41 seconds east, a distance of 63.10 feet to a point; thence south 89 degrees 37 minutes 19 seconds west, a distance of 125.15 feet to a point of curvature; thence along a curve in a counter clockwise direction, having a radius of 300.00 feet, arc length of 65.56 feet, delta angle of 12 degrees 31 minutes 18 seconds, a chord bearing of south 83 degrees 21 minutes 40 seconds west, and a chord length of 65.43 feet to a point; thence along a curve in a counter clockwise direction, having a radius of 150.00 feet, arc length of 54.56 feet, delta angle of 20 degrees 50 minutes 27 seconds, a chord bearing of north 35 degrees 06 minutes 36 seconds west, and a chord length of 54.26 feet to a point of tangency; thence north 45 degrees 31 minutes 50 seconds west, a distance of 63.92 feet to a point; thence south 89 degrees 57 minutes 52 seconds west, a distance of 169.83 feet to a point; thence north 00 degrees 02 minutes 08 seconds west, a distance of 60.15 feet to a point; thence south 89 degrees 57 minutes 52 seconds west, a distance of 450.83 feet to a point of intersection with the west line of said Outlot "A";

1 thence north 00 degrees 02 minutes 08 seconds west along
2 the west line of said Outlot "A", said line being 50.00 feet
3 east of and parallel with the west line of said Southwest
4 Quarter, a distance of 399.93 feet to the point of beginning,
5 said tract contains a calculated area of 318,969.13 square
6 feet or 7.32 acres, more or less;

7 be and it hereby is transferred from the R-3 Residential District to the O-3 Office Park
8 District and is hereby made a part of the O-3 Office Park District and governed by all
9 the provisions and regulations pertaining to the O-3 Office Park District.

10 Section 3. That the "Lincoln Zoning District Maps" attached to and made a part
11 of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing
12 the boundaries of the districts established and shown on said Maps as follows:

13 A portion of Lot 31 I.T., a portion of Lot 32 I.T., and a portion
14 of Lot 27 I.T., all located in the South Half of Section 19,
15 Township 9 North, Range 7 East of the 6th P.M., Lancaster
16 County, Nebraska, and more particularly described as
17 follows:

18 Commencing at the southeast corner of the Southeast
19 Quarter of said Section 19; thence on an assumed bearing
20 of north 88 degrees 05 minutes 40 seconds west along the
21 south line of said Southeast Quarter, a distance of 992.52
22 feet to a point; thence north 01 degrees 54 minutes 20
23 seconds east, a distance of 50.00 feet to a point of
24 intersection with the south line of Lot 31 I.T., said point
25 being the true point of beginning; thence north 88 degrees
26 05 minutes 40 seconds west along the south line of said Lot
27 31 I.T., said line being 50.00 feet north of and parallel with
28 the south line of said Southeast Quarter, a distance of
29 1,651.14 feet to the southwest corner of said Lot 31 I.T.;
30 thence south 88 degrees 45 minutes 30 seconds west along
31 the south line of Lot 32 I.T., said line being 50.00 north of
32 and parallel with the south line of the Southwest Quarter of
33 said Section 19, a distance of 149.04 feet to a point; thence
34 north 01 degrees 14 minutes 30 seconds west, a distance of
35 325.64 feet to a point of curvature; thence along a curve in a
36 counter clockwise direction, having a radius of 400.00 feet,
37 arc length of 176.25 feet, delta angle of 25 degrees 14

1 minutes 48 seconds, a chord bearing of north 13 degrees 51
2 minutes 54 seconds west, and a chord length of 174.83 feet
3 to a point; thence north 63 degrees 30 minutes 43 seconds
4 east, a distance of 99.17 feet to a point of curvature; thence
5 along a curve in a clockwise direction, having a radius of
6 450.00 feet, arc length of 222.65 feet, delta angle of 28
7 degrees 20 minutes 56 seconds, a chord bearing of north 77
8 degrees 41 minutes 11 seconds east, and a chord length of
9 220.39 feet to a point of tangency; thence south 88 degrees
10 08 minutes 21 seconds east, a distance of 420.00 feet to a
11 point of curvature; thence along a curve in a counter
12 clockwise direction, having a radius of 400.00 feet, arc
13 length of 248.99 feet, delta angle of 35 degrees 39 minutes
14 57 seconds, a chord bearing of north 74 degrees 01 minutes
15 40 seconds east, and a chord length of 244.99 feet to a
16 point of tangency; thence north 56 degrees 11 minutes 42
17 seconds east, a distance of 174.60 feet to a point; thence
18 south 23 degrees 48 minutes 18 seconds east, a distance of
19 19.95 feet to a point of curvature; thence along a curve in a
20 counter clockwise direction, having a radius of 200.00 feet,
21 arc length of 224.41 feet, delta angle of 64 degrees 17
22 minutes 22 seconds, a chord bearing of south 55 degrees
23 56 minutes 59 seconds east, and a chord length of 212.82
24 feet to a point of tangency; thence south 88 degrees 05
25 minutes 40 seconds east, a distance of 500.68 feet to a
26 point; thence south 01 degrees 54 minutes 20 seconds
27 west, a distance of 243.41 feet to a point of curvature;
28 thence along a curve in a counter clockwise direction, having
29 a radius of 400.00 feet, arc length of 208.93 feet, delta angle
30 of 29 degrees 55 minutes 35 seconds, a chord bearing of
31 south 13 degrees 03 minutes 28 seconds east, and a chord
32 length of 206.56 feet to a point of reverse curvature; thence
33 along a curve in a clockwise direction, having a radius of
34 200.00 feet, arc length of 104.46 feet, delta angle of 29
35 degrees 55 minutes 35 seconds, a chord bearing of south
36 13 degrees 03 minutes 28 seconds east, and a chord length
37 of 103.28 feet to a point of tangency; thence south 01
38 degrees 54 minutes 20 seconds west, a distance of 90.00
39 feet to the point beginning, said tract contains a calculated
40 area of 1,094,420.49 square feet or 25.12 acres, more or
41 less;

42 be and it hereby is transferred from the R-3 Residential District to the R-4 Residential

43 District and is hereby made a part of the R-4 Residential District and governed by all the

1 provisions and regulations pertaining to the R-4 Residential District.

2 Section 4. That the "Lincoln Zoning District Maps" attached to and made a part
3 of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing
4 the boundaries of the districts established and shown on said Maps as follows:

5 A portion of Lot 32 I.T., a portion of Lot 27 I.T., and a portion
6 of Outlot "A" Pine Lake Heights South 3rd Addition, all
7 located in the Southwest Quarter of Section 19, Township 9
8 North, Range 7 East of the 6th P.M., Lancaster County,
9 Nebraska, and more particularly described as follows:

10 Commencing at the southwest corner of said Southwest
11 Quarter; thence on an assumed bearing of north 88 degrees
12 45 minutes 30 seconds east along the south line of said
13 Southwest Quarter, a distance of 1,266.38 feet to a point;
14 thence north 01 degrees 14 minutes 30 seconds west, a
15 distance of 50.00 feet to a point of intersection with the
16 south line of said Lot 32 I.T., said point being the true point
17 of beginning; thence north 00 degrees 48 minutes 05
18 seconds west, a distance of 904.75 feet to a point; thence
19 along a curve in a counter clockwise direction, having a
20 radius of 800.00 feet, arc length of 203.31 feet, delta angle
21 of 14 degrees 33 minutes 40 seconds, a chord bearing of
22 north 82 degrees 23 minutes 57 seconds east, and a chord
23 length of 202.76 feet to a point of reverse curvature; thence
24 along a curve in a clockwise direction, having a radius of
25 500.00 feet, arc length of 328.00 feet, delta angle of 37
26 degrees 35 minutes 09 seconds, a chord bearing of south
27 86 degrees 05 minutes 19 seconds east, and a chord length
28 of 322.15 feet to a point of tangency; thence south 67
29 degrees 17 minutes 45 seconds east, a distance of 62.22
30 feet to a point; thence south 22 degrees 42 minutes 15
31 seconds west, a distance of 501.42 feet to a point of
32 curvature; thence along a curve in a counter clockwise
33 direction, having a radius of 800.00 feet, arc length of
34 334.35 feet, delta angle of 23 degrees 56 minutes 45
35 seconds, a chord bearing of south 10 degrees 43 minutes
36 53 seconds west, and a chord length of 331.92 feet to a
37 point of tangency; thence south 01 degrees 14 minutes 30
38 seconds east, a distance of 90.03 feet to a point of
39 intersection with the south line of said Lot 32 I.T.; thence
40 south 88 degrees 45 minutes 30 seconds west along the
41 south line of said Lot 32 I.T., said line being 50.00 feet north

1 of and parallel with the south line of said Southwest Quarter,
2 a distance of 313.81 feet to the point of beginning, said tract
3 contains a calculated area of 383,533.59 square feet or 8.80
4 acres, more or less;

5 be and it hereby is transferred from the R-3 Residential District to the R-4 Residential
6 District and is hereby made a part of the R-4 Residential District and governed by all the
7 provisions and regulations pertaining to the R-4 Residential District.

8 Section 5. That the "Lincoln Zoning District Maps" attached to and made a part
9 of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing
10 the boundaries of the districts established and shown on said Maps as follows:

11 A portion of Lot 31 I.T., located in the Southeast Quarter of
12 Section 19, Township 9 North, Range 7 East of the 6th P.M.,
13 Lancaster County, Nebraska, and more particularly
14 described as follows:

15 Commencing at the southeast corner of said Lot 31 I.T., said
16 point being the true point of beginning; thence on an
17 assumed bearing of north 88 degrees 05 minutes 40
18 seconds west along the south line of said Lot 31 I.T., said
19 line being 50.00 feet north of and parallel with the south line
20 of said Southeast Quarter, a distance of 1,010.91 feet to a
21 point; thence north 01 degrees 54 minutes 20 seconds east,
22 a distance of 632.75 feet to a point of curvature; thence
23 along a curve in a clockwise direction, having a radius of
24 290.00 feet, arc length of 320.34 feet, delta angle of 63
25 degrees 17 minutes 22 seconds, a chord bearing of north 33
26 degrees 33 minutes 01 seconds east, and a chord length of
27 304.30 feet to a point of tangency; thence north 65 degrees
28 22 minutes 33 seconds east, a distance of 146.94 feet to a
29 point of curvature; thence along a curve in a clockwise
30 direction, having a radius of 1,400.00 feet, arc length of
31 603.16 feet, delta angle of 24 degrees 41 minutes 04
32 seconds, a chord bearing of north 77 degrees 43 minutes 05
33 seconds east, and a chord length of 598.50 feet to a point of
34 tangency; thence south 89 degrees 56 minutes 23 seconds
35 east, a distance of 108.39 feet to a point of intersection with
36 the east line of said Lot 31 I.T.; thence south 00 degrees 45
37 minutes 55 seconds east along the east line of said Lot 31
38 I.T., a distance of 412.30 feet to a point; thence south 00

degrees 05 minutes 36 seconds west along the east line of said Lot 31 I.T., a distance of 499.63 feet to a point; thence south 03 degrees 00 minutes 43 seconds west along an east line of said Lot 31 I.T., a distance of 196.41 feet to the point of beginning; said tract contains a calculated area of 1,006,982.61 square feet or 23.12 acres, more or less;

be and it hereby is transferred from the R-3 Residential District to the B-2 Planned Neighborhood Business District and is hereby made a part of the B-2 Planned Neighborhood Business District and governed by all the provisions and regulations pertaining to the B-2 Planned Neighborhood Business District.

Section 6. That the "Lincoln Zoning District Maps" attached to and made a part of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the boundaries of the districts established and shown on said Maps as follows:

A portion of Lot 31 I.T., located in the Southeast Quarter of Section 19, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska, and more particularly described as follows:

Commencing at the southeast corner of said Lot 31 I.T., said point being the true point of beginning; thence on an assumed bearing of north 88 degrees 05 minutes 40 seconds west along the south line of said Lot 31 I.T., said line being 50.00 feet north of and parallel with the south line of said Southeast Quarter, a distance of 930.91 feet to a point; thence north 01 degrees 54 minutes 20 seconds east, a distance of 90.00 feet to a point of curvature; thence along a curve in a counter clockwise direction, having a radius of 200.00 feet, arc length of 104.46 feet, delta angle of 29 degrees 55 minutes 35 seconds, a chord bearing of north 13 degrees 03 minutes 28 seconds west, and a chord length of 103.28 feet to a point of reverse curvature; thence along a curve in a clockwise direction, having a radius of 400.00 feet, arc length of 208.93 feet, delta angle of 29 degrees 55 minutes 35 seconds, a chord bearing of north 13 degrees 03 minutes 28 seconds west, and a chord length of 206.56 feet to a point of tangency; thence north 01 degrees 54 minutes 20 seconds east, a distance of 243.41 feet to a point of curvature; thence along a curve in a clockwise direction,

1 having a radius of 290.00 feet, arc length of 320.34 feet,
2 delta angle of 63 degrees 17 minutes 22 seconds, a chord
3 bearing of north 33 degrees 33 minutes 01 seconds east,
4 and a chord length of 304.30 feet to a point of tangency;
5 thence north 65 degrees 22 minutes 33 seconds east, a
6 distance of 146.94 feet to a point of curvature; thence along
7 a curve in a clockwise direction, having a radius of 1,400.00
8 feet, arc length of 603.16 feet, delta angle of 24 degrees 41
9 minutes 04 seconds, a chord bearing of north 77 degrees 43
10 minutes 05 seconds east, and a chord length of 598.50 feet
11 to a point of tangency; thence south 89 degrees 56 minutes
12 23 seconds east, a distance of 108.39 feet to a point of
13 intersection with the east line of said Lot 31 I.T.; thence
14 south 00 degrees 45 minutes 55 seconds east along the
15 east line of said Lot 31 I.T., a distance of 412.30 feet to a
16 point; thence south 00 degrees 05 minutes 36 seconds west
17 along the east line of said Lot 31 I.T., a distance of 499.63
18 feet to a point; thence south 03 degrees 00 minutes 43
19 seconds west along an east line of said Lot 31 I.T., a
20 distance of 196.41 feet to the point of beginning, said tract
21 contains a calculated area of 989,214.94 square feet or
22 22.71 acres, more or less;

23 be and it hereby is transferred from the R-3 Residential District to the B-2 Planned
24 Neighborhood Business District and is hereby made a part of the B-2 Planned
25 Neighborhood Business District and governed by all the provisions and regulations
26 pertaining to the B-2 Planned Neighborhood Business District.

27 Section 7. That this ordinance shall take effect and be in force from and after its
28 passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant

Approved this ____ day of _____, 2002:

Mayor